

**Lewis County Planning Commission
Public Meeting
Lewis County Courthouse
351 NW North St.
Chehalis, WA 98532**

**Meeting Notes
September 8, 2009 – 7:00 P.M.**

Planning Commissioners Present: Bill Russell, Jim Lowery, Mike Mahoney, Rachael Jennings, Richard Tausch, Arny Davis

Planning Commissioners Absent: Bob Guenther

Staff Present: Phillip Rupp, Barbara Kincaid, Glenn Carter, Pat Anderson

Others Present: Please see sign in sheet

Handouts/Materials Used:

- Agenda
- Meeting Notes from June 23, 2009
- Matrix of 2008 Rezone Remands
- Maps of Applications for Rezone Requests

I. Call to Order

Chairman Jennings called the meeting to order at 7:01 P.M. Commissioners introduced themselves.

II. Old Business

Chairman Jennings entertained a motion to approve the meeting notes. Commissioner Mahoney stated page 2, the second to the last paragraph, should read “property has not been and will not be drained”. A motion was made by Commissioner Mahoney to approve with the change and seconded by Commissioner Russell. The motion carried.

III. New Business

1st Workshop on Comp Plan Amendment rezone requests. Ms. Kincaid stated this workshop will start the process for comp plan amendments. The invalidity order prevented rezone requests from being processed. Last year we determined there were several requests that were at minimal risk to rezone: the land was not under invalidity and not under the moratorium and the parcels did not qualify as ARL. Those applications were processed and became part of the 2008 comp plan amendment package. At the Board of County Commissioners hearing there were several applications that were remanded to the Planning Commission. Those applications are before you tonight.

The recommendations mostly remained the same as what was presented to the Commission in 2008. Those in the bold print are different. Ms. Kincaid stated she would like to discuss the applications that are in bold print and after the Commissioners have a chance to look over the others they will be discussed at the next workshop on September 22. She requested the Commission set a public hearing tonight for October 13 to ensure

that the public participation requirements are met. The third workshop would follow the public hearing and staff will have a letter of transmittal prepared.

Chairman Jennings did not see an issue with that procedure.

Commissioner Russell asked if these applications have already been acted upon.

Ms. Kincaid stated that was correct.

Commissioner Russell referred to Map #46 and believed there was an error on the map. The area directly to the right of the rezone request is actually Forest Resource Land.

Ms. Kincaid stated the maps are dated January 2008 and are the maps that the Planning Commission reviewed in 2008. When the maps were produced for the original hearings, GIS outlined the rezoned parcels and noted the current zoning and the requested zoning and the requested zone would be colored differently, not as the zone that it is currently.

Commissioner Russell pointed out that on the east side of the dark boundary for the parcel in the rezone request it appears to be zoned RDD-20 when in fact the current zoning is Forest Resource Land. Everything to the south of the Skinner Rd. is forest land and any private land there is forest resource land.

Ms. Kincaid stated she would pull up the overlays and make sure the zoning is correct.

Commissioner Mahoney referred to Applications #22 and #23. The 2010 staff recommendation should read "Leave RDD-20".

On Application #17 the 2008 recommendation should read "Leave RDD-20".

Ms. Kincaid stated there will be several applications to be reviewed after the invalidity order is lifted.

Ms. Kincaid explained Applications #89 and #91. #89 does not want to rezone the entire parcel but wishes to pull out 5 acres and leave the rest as FRL. Staff will work with that property owner directly. The previous owner of the property for #91 subdivided and sold the parcels and the new owners are not requesting rezones. These two applications will not be in the packet for the comp plan amendment this year.

Commissioner Davis asked for an explanation on the BOCC's remand position for these applications.

Ms. Kincaid stated the recommendations on these applications that were forwarded to the BOCC went through a numerical checklist, a scoring process, and the Commissioners felt that land use decisions are not always numerical and subjective analysis would be necessary. The BOCC asked staff to look at these applications again and Ms. Kincaid

stated a couple of her recommendations are different from the original recommendation because of this analysis. If approved, these recommendations will go into effect in 2009.

Ms. Kincaid stated if the recommendations are not shown in bold type they stayed the same. The other bolded items are where ARL designations changed and we suggest tabling those until after the invalidity is lifted. Those applications are #19, #31 and #33. The 2008 recommendation for Application #33 should read "Leave RDD-10".

Ms. Kincaid referred to Application #156. This is a large area around Mineral Lake and the owner would like to opt in to FRL of local importance. The land is currently FRL of long term commercial significance. Ms. Kincaid would like to meet with the applicant to explore exactly what they wish to do.

Commissioner Russell stated the owner wants to divide it into 20 acre parcels. There is no road structure to support that.

Commissioner Mahoney asked the difference between long term commercial significance and local importance.

Ms. Kincaid stated long term commercial significance is part of the 5000 acre block with a minimum of 80 acre parcels. The local importance is something the property owner requests and those are 20-acre parcels.

Chairman Jennings stated the 2010 staff recommendation on Application #50 should read "Leave RDD-10". Application #119 should read "Leave RRC-R1".

Ms. Kincaid stated she would make all the corrections to the matrix and e-mail the new matrix to the Planning Commissioners.

Mr. Rupp stated the material that goes to the public hearing will be the new matrix as corrected during this meeting.

Commissioner Mahoney made a motion to schedule a public hearing on the rezone applications for October 13. Commissioner Russell seconded. The motion carried.

Commissioner Mahoney suggested it might be helpful if Ms. Kincaid meets with the owners of Application #156 so it is clearer what they have in mind and that application can be discussed at the September 22 workshop.

Commissioner Russell stated that the information was presented at the last public hearing on these applications. For the record, regarding Application #157, the parcels are not around Mineral Lake; they are behind the lake on the hillside. There is no lake frontage.

IV. Calendar

The next meeting will be on September 22 which will be the 2nd workshop on the rezone requests and the 1st workshop on the Chehalis UGA Proposal, Countywide Planning Policies and School Capital Facilities Plans.

V. Good of the Order

No one wished to speak.

VI. Adjourn

A motion was made and seconded to adjourn. Adjournment was at 7:32 P.M.